

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Panteg Road, Sassafras, VIC 3787

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$850,000 & \$935,000

MEDIAN SALE PRICE

Median price \$765,000 | House | Sassafras (3787)

Period - From 3 November 2017 to 3 May 2018 | Source - RP DATA

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
4 MERIMBULA ROAD, FERNY CREEK VIC 3786	\$930,000	08/02/2018
3 GEORGES ROAD, SHERBROOKE VIC 3789	\$865,000	22/11/2017
7 ALPINE ROAD, FERNY CREEK VIC 3786	\$850,000	08/01/2018